

Kenneth & Catherine Dodson  
11282 Dodson Lane  
Bealeton, Virginia 22712  
540-439-8439

Statement of Justification/Intent

April 12, 2002

To: Fauquier County Department  
of Community Development  
Third Floor – Court and Office Building  
40 Culpeper Street  
Warrenton, Virginia 20186



To Whom It May Concern:

Our intent is to purchase 4.3351 acres of land as shown on the accompanying plat, from Berta F. Biritos. The planning office has brought to our attention the surveyed land parcel does not comply with the current subdivision ordinance and a public street would be required. We are requesting a special exception under Category 29, that we be allowed to use the existing private road, instead of the alternative option of putting in a public street solely to service one (1) dwelling. As can be readily seen, this would require inordinate expense and, in this specific instance further disturbance of the land. The proposed plot adjoins the two existing homes on the property. The current private road is used in moderation and the additional traffic to it would be minimal. In granting the special exception, the farm would not be disturbed, allowing for continued stewardship of the land. Thank you for your consideration of the above special exception request.

Sincerely,

*Kenneth D. Dodson*  
*Catherine A. Dodson*

Kenneth D. Dodson  
Catherine A. Dodson

**Berta F. Biritos**  
P.O. Box 99  
Remington, Virginia 22734



April 8, 2002

Re: Special Exception

Gentlemen:

The following may serve to explain why we so strongly believe an exception is warranted. As you are aware, the farm where the exception is being sought consists of 160+/- acres, most all, for many years, in the land use program.

The houses on the property, one mine, the other my parents until their death, are in enough proximity to each other that it could be considered a cluster. The proposed lot would sit adjoining what was my parents' home, now the property of Mr. and Mrs. Harland Norris. The configuration is such that, if the lot were allowed, the fellow to whom the land is rented would give up a small wedge. If, on the other hand, we were to avail ourselves of the "frontage option", the farm would indeed be cut-up as we would be taking pastureland and, by so doing, really truncating the property.

With the projected lot, no road other than the existing one would be needed – not the case if were to go with the Rt. 651 frontage lot.

It should be further pointed out that I, as owner of the farm, make limited use of the lane. At 63 years, I'm at the stage where I work less; my social life is somewhat limited so, often days will pass when I choose not to leave the farm. Mr. and Mrs. Harland Norris make what I would call moderate use of the lane, as would be the case with Mr. and Mrs. Kenny Dodson. Both couples have grown children.

It might be of interest to note that I had no intention whatsoever to avail myself of the option of parceling out a lot. It was my hope to preserve the property intact for as long as I was able to live on it. However, unforeseen events – out of my or the Dodson's control – precipitated the change in plans. Following the power company's determination to come thru Mr. and Mrs. Dodson's property, whereby the garage in their home had to be ceded for the power lines' right of way, they found themselves facing the unsought alternative of having to relocate. Considering that my family and the Dodson's have had a longstanding friendship dating back to 1955, when I was approached by Cathy and Kenny about the possibility of them building a home on my farm, my reaction, as you will understand, was one of joy and in the affirmative.

In closing, I will attest to the fact that, should you see fit to grant us the exception, you will be adding a third family to the two already there who share in our commitment of doing whatever is needed to steward and so preserve the land.

Thank you for your consideration of this petition.

Sincerely,

Berta F. Biritos